

following:

1. Completion of preliminary land and building appraisal and tenant relocation cost estimates.
2. Completion of requests for proposals from the development community to determine level of interest in participating in a program of redevelopment for the Village Center area.
3. Completion of a detailed and definitive appraisal study evaluating the specific tenant by tenant relocation costs associated with the redevelopment proposal.
4. Negotiation of a disposition and development agreement(s).

If at any of the above four checkpoints the Agency determines whether -- (1) the project is not financially feasible; or (2) there is insufficient interest from the development community to warrant proceeding with the project, then the Agency shall adopt a resolution stating the reasons why the project is not feasible and transmit this resolution to the City Council. Said resolution shall request the Council to amend the portion of the Downtown Specific Plan applicable to Block 2 in such a fashion as to cause the Plan to be within the reasonably expected fiscal capabilities of the Redevelopment Agency.

7.5.2 General Downtown Redevelopment Activities Policy. Redevelopment powers and capabilities should be employed elsewhere in the Downtown on a case-by-case basis to facilitate implementation of downtown policies and programs.

Administrative Guidelines and Actions. The Redevelopment Agency can have a wide ranging role throughout the Downtown which is not limited by its tax increment funding capability or bonding capacity. The Agency can serve a lead role in promoting and recruiting private development.

Investors throughout the Downtown, can promote early action on capital improvement projects, and can assist in property acquisition for traffic and parking improvements and similar projects especially where early action is required. The following actions should be considered:

1. Conduct an annual review of potential redevelopment areas of interest outside the Village Center area and identify those activities and projects appropriate to the scope and capacities of the Agency.

7.5.3 Redevelopment Agency Staff Policy. Staffing positions necessary to undertake the redevelopment activities provided by the Plan should be undertaken by the Agency.

Administrative Guidelines and Actions. The Agency should review its departmental needs in implementing a dynamic downtown redevelopment process. The City Manager should prepare an organizational plan for Redevelopment Agency staff which sets forth lines of responsibility and relationships to other City departments, and staffing requirements. Staff skills will be necessary in areas of development implementation and financing, as well as project coordination in